

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**WATERSET NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Waterset North Community Development District was held on **Tuesday, June 14, 2016 at 3:05 p.m.** at the Chester H. Ferguson Law Center located at 1610 N. Tampa Street (Second Floor - Gillen Conference Room) Tampa, Florida 33602.

Present and constituting a quorum:

Alex McLeod
Doug South
Lisa Budronis
Pam Parisi
Maja Barnat

Board Supervisor, Chairman
Board Supervisor, Vice-Chairman
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

Also present were:

Joseph Roethke
Erin McCormick
Steve Nicholson
Amanda King

District Manager; Rizzetta & Company, Inc.
District Counsel; Buchanan Ingersoll & Rooney
Clubhouse Manager
Newland

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Roethke called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Audience Comments

A resident introduced himself and discussed the upcoming general election.

WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT

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THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Regular Meeting held on May 16, 2016

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board approved the Minutes of the Regular Meeting held on May 16, 2016 for the Waterset North Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for April 2016

On a Motion by Mr. McLeod, seconded by Ms. Parisi, with all in favor, the Board ratified the Operation and Maintenance Expenditures for April 2016 (\$125,166.03) for the Waterset North Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April 2016 for Café'

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board ratified the Operation and Maintenance Expenditures for April 2016 (\$18,137.44) for the Café' for the Waterset North Community Development District.

SIXTH ORDER OF BUSINESS

Ratification of Series 2014 Construction Requisitions, #166-173

REQUISITION NO.	PAYEE	AMOUNT
CUS 166	Florida Natives Nursery, Inc.	\$2,400.00
CUS 167	Lee Te kim Lawn Care & Nursery, Inc.	\$71,550.74
CUS 168	Atlantic TNG LLC	\$8,463.00
CUS 169	Ballenger & Company, Inc.	\$300.00
CUS 170	Erin McCormick Law, P.A.	\$1,007.50
CUS 171	Ferguson Enterprises, Inc.	\$72,684.63
CUS 172	Florida Soil Cement Company, LLC	\$92,165.54
CUS 173	Forterra Pipe and Precast, LLC	\$25,470.00

On a Motion by Mr. South, seconded by Ms. Budronis, with all in favor, the Board ratified the Series of 2014 Construction Requisition, #166-173 for the Waterset North Community Development District.

SEVENTH ORDER OF BUSINESS

Ratification of Change Orders #2-4

CHANGE ORDER #	CONTRACTOR	DESCRIPTION	AMOUNT	CONTRACT #
2	The Kearney Companies	Tax True Up, Fortera DPO, Ferguson DPO-Street Improvement, Ferguson DPO-Sewer, Ferguson DPO-Water, Ferguson DPO-Reclaimed, Atlantic TNG DPO-Street Improv., Florida Soil Cement DPO-Street Imp.	(\$208,830.85)	11740-19045
3	The Kearney Companies	Remove Seed and Mulch, Additional Sod, Remove Standard Signage	(\$14,253.13)	11740-19045
4	The Kearney Companies	Ferguson	(\$9,922.61)	11740-19045

On a Motion by Mr. South, seconded by Ms. Budronis, with all in favor, the Board ratified Change Order #2-4 for the Waterset North Community Development District.

EIGHTH ORDER OF BUSINESS

Presentation of Monthly Inspection Reports

Mr. Roethke presented the monthly pond and landscape maintenance inspection reports to the Board. A discussion ensued regarding several maintenance items, including palm warranties from Phase 2. Ms. King discussed an issue with pond #25 and Mr. Roethke will follow-up with the pond maintenance vendor.

NINTH ORDER OF BUSINESS

Consideration of Proposal for Landscape Proposal(s)

Mr. Roethke presented several landscape enhancement proposals to the Board, including tree removals and replacements. A discussion ensued. The Board would like to have these areas reviewed before the trees are removed or replaced.

On a Motion by Mr. McLeod, seconded by Ms. Parisi, with all in favor, the Board approved the proposal from Sunrise Landcare at a total cost of \$130.00 for the Waterset North Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Proposals for Tree Removal

Mr. Roethke presented proposals for a tree removal from a conservation area. Hillsborough County inspected this tree next to 6658 Park Strand Drive and recommended the removal. A discussion ensued regarding the details of each proposal.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board approved the proposal from Greenworks for tree removal at a cost of \$3,100.00 for the Waterset North Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Proposal for "No Fishing" Signs

Mr. Roethke presented a revised proposal for the "No Fishing" signs that was approved at the last meeting.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board approved the new proposal for "No Fishing" signs from Artcraft Signs at a cost of \$980.00 for the Waterset North Community Development District.

TWELFTH ORDER OF BUSINESS

Consideration of Proposals for Landing Floor and Grout Cleaning

Mr. Roethke presented proposal to the Board for floor and grout cleaning at The Landing. A discussion ensued regarding the details of each proposal. The Board did not want to move forward with the grout sealing on the proposals.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors agreed to approve the proposal from Stanley Steamer for floor and grout cleaning at The Landing at a cost of \$1,835.00 for the Waterset North Community Development District.

THIRTEENTH ORDER OF BUSINESS

Consideration of Proposals for Holiday Decor

Mr. Roethke presented an updated proposal for holiday décor to the Board. A discussion ensued. The Board removed the L.E.D. lighting from the shrubs in the proposal.

On a Motion by Mr. McLeod, seconded by Ms. Parisi, with all in favor, the Board of Supervisors agreed to approve the proposal from Decorating Elves for holiday décor at a cost of \$6,435.00 for the Waterset North Community Development District.

FOURTEENTH ORDER OF BUSINESS

**Public Hearing for Amenity Rules
and Rates**

Open Public Hearing

On a Motion by Mr. McLeod, seconded by Ms. Parisi, with all in favor, the Board of Supervisors agreed to Open the Public Hearing for the Waterset North Community Development District.

Mr. Roethke presented the Amenity Rules and Rates to the Board and a discussion ensued regarding several items, specifically the age requirements for the Fitness Center.

Several comments were made by the audience regarding items within the Rules for Amenity Facilities, including indemnification and reservation language.

No changes were made to the Rules and Rates presented to the Board.

Close Public Hearing

On a Motion by Ms. Parisi, seconded by Mr. McLeod, with all in favor, the Board of Supervisors agreed to Close the Public Hearing for the Waterset North Community Development District.

FIFTHTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2016-06,
Amenity Rules and Rates**

Mr. Roethke presented Resolution 2016-06 to the Board, which will adopt the amended Amenity Rules & Rates for Waterset North CDD. Ms. McCormick discussed the details of the Resolution with the Board.

On a Motion by Mr. McLeod, seconded by Mr. South, with all in favor, the Board of Supervisors adopted Resolution 2016-06 for Waterset North Community Development District.

SIXTEENTH ORDER OF BUSINESS

Staff Reports

A. Clubhouse Manager

Mr. Nicholson presented the Clubhouse Manager's Report to the Board. A discussion ensued regarding several items, including security hours and the gym window tinting.

B. District Counsel

There was no report.

C. District Engineer

The District Engineer was not present.

D. District Manager

The next regular meeting will take place on Tuesday, July 12, 2016 at 3:00 p.m. at the Chester H. Ferguson Law Center located at 1610 N. Tampa Street (Second Floor – Gillen Conference Room), Tampa, Florida 33602.

Mr. Roethke presented an RFP for Phase 3B-2 Construction.

On a Motion by Mr. McLeod, seconded by Ms. Parisi, with all in favor, the Board of Supervisors approved the RFP document for Phase 3B-2 Construction 2016-06 for Waterset North Community Development District.

SEVENTEENTH ORDER OF BUSINESS

**Presentation of Resignation Letter
from Alex McLeod**

Mr. McLeod submitted his resignation to the Board.

On a Motion by Ms. Parisi, seconded by Mr. South, with all in favor, the Board of Supervisors accepted Mr. McLeod's resignation for Waterset North Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Appointment to
Vacant Board Supervisor Seat**

Mr. Roethke appointed Ms. King to the vacant seat

On a Motion by Ms. Parisi, seconded by Mr. Barnat, with all in favor, the Board of Supervisors appointed Ms. King to the Board of Supervisors for Waterset North Community Development District.

NINETEENTH ORDER OF BUSINESS

**Administer Oath of Office to Newly
Appointed Officer**

Mr. Roethke administered the Oath of Office to Ms. King and she replied affirmative. Mr. Roethke informed Ms. King that as a Board Supervisor she is entitled to compensation of \$200.00 per meeting, up to an annual maximum of \$4,800/year. Ms. King declined compensation.

TWENTIETH ORDER OF BUSINESS

**Next Meeting and Set Special
Meeting**

On a Motion by Ms. Budronis, seconded by Mr. Barnat, with all in favor, the Board of Supervisors approved the cancellation of the July 12, 2016 Regular Meeting and set a Special Meeting on July 26, 2016 for the Waterset North Community Development District.

TWENTY-FIRST ORDER

Adjournment

On a Motion by Ms. Parisi, seconded by Mr. South, with all in favor, Board of Supervisors adjourned the meeting at 5:00 p.m. for Waterset North Community Development District.



Secretary/Assistant Secretary



Chairman/ Vice Chairman

